

## Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 3 Bathrooms | 142 m<sup>2</sup> Interior | 85 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,065 IBI | € 185 Rubish tax | € 4,560 Community fees



### Property Description

Spacious apartment located in a gated, guarded, residential complex Almar de Marbella, in the elite area of Nueva Andalusia, surrounded by golf courses and villas, just a few minutes drive from the developed infrastructure of the famous Puerto Banus: restaurants, cafes and supermarkets, boutiques of famous brands, a large shopping center and a beautiful equipped beach. Apartments with a total area of 227 meters, of which 142 are residential, 85 meters of Porsche-type loggias (a unique feature: the only glazed loggias in the complex, with the official permission of the administration of the complex). The apartment consists of a spacious hall with a guest toilet, a 46 meter living room with access to the main terrace overlooking the gardens and pool, 2 en-suite bedrooms with private bathrooms and access to the terraces, a fully equipped kitchen with utility room. High ceilings 2.9 meters, marble floors, air conditioning in all rooms. The price includes a parking space for a car and a storage room of 14 meters, located in the underground garage. An elevator is installed. The complex offers a large swimming pool, well-kept garden (with a gardener) and a barbecue area. Round the clock security. Ideal for families.